B 6F (Official Form 6F) (12/07)

In re Metropolitan 885 Third Avenue Leasehold, LLC , **Case No.** ______________
Debtor **(If known)**

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data..

☐ Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (*See instructions above.*)	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO See attachment V							332,079.70
ACCOUNT NO.							
ACCOUNT NO							
ACCOUNT NO							
						Subtotal➤	$
						Total➤ (Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)	$ 332,079.70

3 continuation sheets attached

Schedule F - Creditors Holding Unsecured NonPriority Claims

Creditor's Name and Mailing Address Including Zip Code and an Account Number	Date Claim was Incurred and Consideration for Claim. If Claim is Subject to Setoff, so State.	Contingent	Unliquidated	Disputed	Invoice Amount	Amount of Claim
(a) Quality Building Services Corp 801 2nd Ave 8th Floor New York, NY 10017	Janitorial - Contract Services - 10/30/10 Metal Maintenance - 10/30/10				143,008.89 3,142.13	146,151.02
(a) Quality Protection Services Inc 801 2nd Ave 8th Floor New York, NY 10017	Security Services- October 2010					59,500.19
(a) Schindler Elevator Corporation P.O. Box 93050 Chicago, IL 60673-3050	Sleeve for Freight Hydro - Covered by insurance and subject to approval. Hydraulic elevator services - Covered by insurance and subject to approval.	Contingent Contingent			22,847.42 78,252.72	101,100.14
(a) NYC Water Board P.O.Box 410 Church Street 1008-0840	Steam - October 2010					93.19
(a) Velocity Express Velocity P. O. Box 4730 Carol Street AL 60197	Messenger services 9/17/10-10/08/10					1,276.45
(a) LeaseProbe LLC 1125 Ocean Avenue Lake Wood NJ 08701	Lease abstract					450.00
(a) Maximum Security Systems Inc 169 54th Street Suite 15 Brooklyn NY 11220	Smoke Detectors					310.29
(a) Nextel Communications P.O.Box 4181 Carol Street AL 60197-4181	Blackberry srv 9/12-10/11/10					575.45
(a) SiteCompli LLC 118 Storer Avenue New Rochelle NY 10801	R&M Consultant					375.00
(a) BOCA Group International Inc 200 Park Avenue Suite 50 New York NY 10166	Category 1 testing					990.00
Wachtel & Masyr, LLP One Dag HammarskJold Plaza 885 2nd Avenue New York NY 10017	Professional fee - Contingent based on backup	Contingent				9,059.70
Wachtel & Masyr, LLP One Dag HammarskJold Plaza 885 2nd Avenue New York NY 10017	Professional fee					9,214.00
(a) D P G Enterprises Inc 162-18 96th Street Howard Beach Queens, NY 11414	Indoor Landscape - October 2010					706.06
(a) BOMA of Greater NY Inc. 11 Penn Plaza Suite 2201 New York, NY 10001	Annual Membership Dues					725.00
(a) De Lage Landen Operations Services De Lage Landen Financial Services P.O.Box 41601 Philadelphia PA 19101-1601	Lease Rental 10/30					379.73
(a) Verizon P.O.Box 15124 Albany NY 12212-5124	telephone blackberry 10/10-11/9					318.49
(a) Verizon Business P.O.Box 371873 Pittsburgh PA 15250-7873	telephone blackberry Main line 9/10					760.01
(a) Verizon Communications Inc P.O. Box 920041 Dallas, TX 75392-0041	telephone blackberry- DSL 10/30					94.98

Schedule F - Creditors Holding Unsecured NonPriority Claims

Creditor's Name and Mailing Address Including Zip Code and an Account Number	Date Claim was Incurred and Consideration for Claim. If Claim is Subject to Setoff, so State.	Contingent	Unliquidated	Disputed	Invoice Amount	Amount of Claim
Mahadaya Persaud 109-03 103rd Ave Richmond Hill, NY 11419	Slip and Fall Actions - Mahadaya Persaud v Metropolitan 885 Third Avenue Leasehold LLC et al, Supreme Court of the State of New York County of Queens Case No. 16359/10 June 28, 2010 (Open - referred to insurance company for resolution - no deductible).	Contingent	Unliquidated	Disputed	-	-
Hilary Vlachos and Anastasios Vlachos 320 E. 54th St #3G New York, NY 10022	Slip and Fall Action - Hilary Vlachos and Anastasios Vlachos v Metropolitan 885 Leasehold Llc, Supreme Court of the State of New York County of New York Case No. 150158/10 August 3, 2010 (Open -referred to insurance company for resolution - no deductible).	Contingent	Unliquidated	Disputed	-	-
Royal Bank of Canada New York Branch One Liberty Plaza New York NY 10008-1404	Foreclosure action - Royal Bank of Canada v. Metropolitan 885 Thrid Avenue Leasehold, LLC et al., Case No. 650675/10	Contingent	Unliquidated		-	-
					(b)	332,079.70

(a) The Debtor has filed a motion seeking authority to pay prepetition claims as they become due (the "Payment Motion"). Assuming the Court approves the Payment Motion, the amount of these claims will be reduced to zero as payments are made in the ordinary course. Checks were issued on November 5, 2010 for some of these payables which have not yet cleared the bank account.

(b) Assuming the Court approves the Payment Motion, the aggregate amount of unsecured nonpriority claims will be reduced to $18,273.70 as payments to the creditors referenced in note (a) are made in the ordinary course.